

**LAND FOR SALE**

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**UP TO 15.5 ACRES**

**DELVES FARM [pt]  
BOULTERS LANE  
WOOD END  
ATHERSTONE  
WARWICKSHIRE  
CV9 2QF**

Sale by Informal Tender

**Description:** The land is laid to grass, being old pasture, level and productive, suitable for a variety of uses. It is in two distinct blocks with hedged and fenced boundaries. It is accessed off Boulters Lane via a made up hardcore track.

**Location:** Please refer to the attached location plan.

**General Information:** The property is not connected to mains water nor electricity. Interested parties should make their own enquiries of the relevant service provider for details.  
N Warwicks B C, South St, Atherstone, CV9 1DE  
01827 715341  
Severn Trent Water, PO Box 5310, Coventry CV3 9FJ  
Warwicks CC, Shire Hall, Warwick CV34 4SA  
01926 410410  
E-ON, PO Box 2010, NG1 9GQ  
02476 424 242

**Tenure and Possession:** The property is offered for sale Freehold with vacant possession given upon completion.

**Tenant Right:** There will be no ingoing valuation nor will a claim for dilapidations by the purchaser be entertained.

**Wayleaves & Easements:** The land is sold subject to all wayleaves and easements that may exist.

**Timber & Boundaries:** All growing timber is included in the sale. The ownership and responsibilities of boundaries, where known, are shown by an inward facing 'T' mark.

**Sporting Rights:** Sporting rights, where owned, are included within the sale of the Freehold.

**CAP Mid Term Review:** It is believed that the land is not registered with the Rural Payments Agency for single farm payment purposes and purchasers are required to make their own enquiries of DEFRA at RPA, PO Box 1058, Newcastle-Upon-Tyne, NE99 4YQ 0845 603 7777.

**Entry Level Scheme:** The land is not registered with Natural England under either the Entry Level Scheme nor the Higher Level schemes.

**Quotas:** We are unaware of any quotas attached to the land.

**Track:** There will be access rights given upon completion over the access track and a contribution to its maintenance laid out in the contract.

**Plans:** Plans attached or shown are for identification purposes only.

**Viewing:** The land maybe inspected in daylight hours only by prospective purchasers in possession of a set of these sales particulars, at their own risk. It is specifically requested that prospective purchasers, when viewing, have regard and respect that the land may have stock grazing on it. All gates must be left as found, litter removed, and no dogs are allowed. Further, no approach is to be made to those residing at Delves Farmhouse as they are not the vendors and their Privacy is to be maintained.

**Tenders:** The tender document is attached and prospective purchasers are required to send with this document a cheque for 10% of the total amount tendered. Tender documents are to arrive at the offices of the agent no later than 12 noon on 1<sup>st</sup> August 2011.  
David Bussey LLP, Countrywide House, 23 West Bar,  
Banbury, Oxon, OX16 9SA.

**Vendors Solicitors:** Felicity Wyatt, Brethertons Solicitors, 16 Church Street,  
Rugby, CV21 3PW 01788 559506  
felicitywyatt@brethertons.co.uk